



RECEIVED

JUL 31 2007

Ravalli County Commissioners

| | | | | |
|--|--|--|--|--|
| | | | | |
|--|--|--|--|--|

Planning Department
215 South 4th Street, Suite F
Hamilton, MT 59840
Phone 406-375-6530
Fax 406-375-6531
planning@ravallicounty.mt.gov

OG-07-07-818

July 30, 2007

Jay & Shelly Gasvoda
2846 E Fork Rd
Sula, MT 59871-9732

RE: Floodplain Violation (VLTN-07-03)
1033 Old Corvallis Road, Corvallis, Sec. 6, T6N, R20W, Ravalli County
Parcel #134900, Geocode #1468-06-1-01-40-0000

Dear Mr. & Mrs. Gasvoda,

The Ravalli County Planning Department recently received complaints about potential floodplain violations on the above named property. To investigate the alleged violations, County staff members visited the property on July 11, 2007. During the site visit, Planning Staff witnessed multiple development projects in progress, including but not limited to the alteration/substantial improvement of a stick frame house, the alteration/substantial improvement of a manufactured home, the construction of a new foundation for a garage/shop, the placement of fill and evidence of the installation of a new septic system in the Bitterroot River Floodplain.

According to the County's adopted floodplain maps, your property is entirely within the regulatory floodplain and under the jurisdiction of the Ravalli County Floodplain Regulations. Floodplain permits are required for most development within the floodplain. We have researched our records and found no documentation of a floodplain permit issued for the development on your property. It is apparent that you are in the process of pursuing these projects without an approved floodplain permit. You and your contractors are ordered to immediately cease and desist any further work on your projects. Before any additional work may take place, you must submit an "After the Fact" application for a floodplain permit. The cost for review of the permit application is \$1000 and is payable to the "Ravalli County Planning Department".

In addition to the "After the Fact" floodplain permit application, elevations of the natural ground surface must be provided to the County in order to accurately locate the structures in relation to the 100-year floodplain elevation. A Professional Land Surveyor or Professional Engineer must be retained to complete the elevational mapping of your property. The mapping must include:

1. The approximate boundary of the 100-year floodplain as shown on the adopted floodplain maps.
2. The previous locations and dimensions of the stick frame house, the manufactured home, each septic system and each of the garage/shop/outbuildings.

3. The present locations and dimensions of the stick frame house, manufactured home, new or replaced septic systems, the foundation of the new garage/shop and any other new or proposed structures.
4. The location and the amount of fill (in cubic yards) placed on the parcel.
5. Detailed survey elevation points and contours of the natural ground surface throughout the parcel.
6. The interpolated base flood elevations as determined from the Bitterroot River Floodplain Management Study, November 1995, Rev 1996 (FIS).
7. Signature and certification by a Professional Land Surveyor or Engineer.

Please be aware that a violation of the Floodplain Regulations may constitute a misdemeanor offense, subjecting you to imprisonment for up to 10 days and/or fines of up to \$100, *for each day of the offense*. §3-16, Ravalli County Floodplain Regulations. Furthermore, any floodplain violations may also constitute and be prosecuted as a public nuisance. §76-5-404, MCA. It is your responsibility to ensure that all permits have been legally obtained and requirements have been met before you proceed with your projects.

To resolve this situation and bring your property into compliance with the Floodplain Regulations, the completed floodplain permit application and the above listed mapping details must be submitted to our office within 30 days of the date of this letter.

We appreciate your immediate attention to this matter.

Respectfully,



Laura Hendrix, CFM
Ravalli County Floodplain Administrator

cc: Correspondence File-General
VLTN-07-03
Karen Hughes, Ravalli County Planning Director (w/out enclosure)
Lea Jordan, Ravalli County Environmental Health Director (w/out enclosure)
Ravalli County Attorney's Office (w/out enclosure)
Ravalli County Commissioners (w/out enclosure)
Traci Sears-Tull, DNRC, Floodplain Management, PO Box 201601, Helena, MT 59620-1601 (w/out enclosure)
Larry Schock, DNRC, Water Resources, PO Box 5004, Missoula, MT 59806 (w/out enclosure)
Gile Builders, 716 S 1st St, Hamilton, MT 59840-3065 (w/enclosure)

Enclosure: Floodplain Map